

## **780 CMR 93.00 Repair, Renovation...of Existing One and Two Family Dwellings**

### **780 CMR 9305 ALTERATION OF EXISTING SPACES**

**9305.1 General Requirements.** Alterations shall meet the requirements of 780 CMR 9304, as applicable, and the requirements of 780 CMR 9305.1. All new rooms or spaces created by remodeling existing spaces and the access and egress to and from such spaces, including emergency egress when required, shall meet the minimum requirements of 780 CMR 51.00 through 99.00 for new construction to the fullest extent practicable and shall be provided with light and ventilation in accordance with the provisions for new construction.

**Exceptions:** Notwithstanding contrary requirements of 780 CMR 51.00 through 99.00, the following are permitted in existing construction:

1. All interior door widths except bathrooms, 28 inches (711 mm) minimum
2. Bathroom door widths 24 inches (610 mm) minimum
3. Other than the two required means of egress doors, additional, nonrequired exterior doors and sliders shall be permitted at widths and heights less than required for required means of egress exterior doorways and that in the opinion of the building official are otherwise acceptable in width.
4. Ceiling heights shall be permitted to match existing ceiling heights.
5. Ceiling heights in basement or cellar spaces shall be a minimum of six feet eight inches (2032 mm) but discrete projections below ceilings in basement or cellar spaces due to structure and/or HVAC ductwork/piping shall be allowed to a minimum height of six feet six inches (1981 mm) if in the opinion of the building official such ceiling heights and projections are not unduly hazardous to the occupants.

6. Habitable basements with a drop ceiling shall have a minimum clear ceiling height of six feet eight inches.